



BOLINGBROOK | IL
OFFERING MEMORANDUM

Marcus & Millichap
NNN FITNESS



\$150K+

Avg HH Income (3-Mile)



Fastest Growing
Indoor Pickleball Franchise



203K+

5-Mile Population



10 Year

Brand New Lease

RETAIL AERIAL

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INVESTMENT OVERVIEW

\$5,709,000

Purchase Price

8.00%

Cap Rate

10 Years

Term Remaining

OFFERING DETAILS

ADDRESS	111 S Weber Road
CITY, STATE	Bolingbrook, IL
TOTAL GLA	33,111 SF
LOT SIZE	3.74 AC
PARKING	±170 Spaces
YEAR BUILT / RENOV.	2001 / 2025
GUARANTOR	Picklr Inc.



[Click to View
Google Map](#)



[Click to View
Street View](#)



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LEASE DETAILS

RENT COMMENCEMENT	4/30/2026
LEASE EXPIRATION	4/29/2036
LEASE TYPE	NNN
NOI	\$456,720
RENT PSF	\$13.79
PRICE PSF	\$172.42
OPTIONS	(2) 5 Years
INCREASES	2% Annually

Strong Corporate Tenant

Leased to The Picklr, the world's largest pickleball club concept. By year-end 2025, Picklr will operate 80 locations nationwide and has over 500 locations sold internationally, making it one of the fastest-growing companies in the U.S.

New Buildout w/ Strong Lease Structure

This property features a brand-new buildout and is leased on a NNN basis, structure is the only landlord responsibility, tenant is responsible for roof. The lease includes 2% annual rent increases and has 10 years remaining, offering long-term, stable income.

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT
4/30/2026 - 4/29/2027	\$456,720
4/30/2027 - 4/29/2028	\$465,854
4/30/2028 - 4/29/2029	\$475,171
4/30/2029 - 4/29/2030	\$484,675
4/30/2030 - 4/29/2031	\$494,368
4/30/2031 - 4/29/2032	\$504,256
4/30/2032 - 4/29/2033	\$514,341
4/30/2033 - 4/29/2034	\$524,628
4/30/2034 - 4/29/2035	\$535,120
4/30/2035 - 4/29/2036	\$545,823

Recent Capital Improvements

The property includes a brand-new roof with a 15-year transferable warranty (2025) and new HVAC systems installed in 2025.

High Traffic Corridor

Positioned near major national retailers including Target, Meijer, The Home Depot, Lowe's, Jewel-Osco, Kohl's, and Chick-fil-A, ensuring consistent foot traffic and strong cross-promotional potential.



TENANT SUMMARY

THE PICKLR

The **Picklr** is North America's fastest-growing indoor pickleball franchise, offering a premium experience with private lessons, court rentals, tournaments, corporate events, and social play. The company has rapidly expanded from its first location in Kaysville, Utah, to over 50 open clubs across the United States as of September 2025. With more than 500 franchise locations sold globally, The Picklr is on track to open over 80 new clubs by the end of 2025.

The company closed a Series B funding round in June 2024, achieving a valuation of \$59 million and bringing its total capital raised to \$9 million. Backed by high-profile investors including Super Bowl Champion Drew Brees, The Picklr is expanding into international markets such as Japan and Canada. The global pickleball market is projected to reach \$9.1 billion by 2034, reflecting the sport's explosive growth and The Picklr's strategic positioning.

WWW.THEPICKLR.COM



579+
Franchise
Agreements



\$59 M
2024 Company
Value



#43
Fastest Grow-
ing Private-
Company in the
U.S. (Inc 5000
Ranking)



Inc.

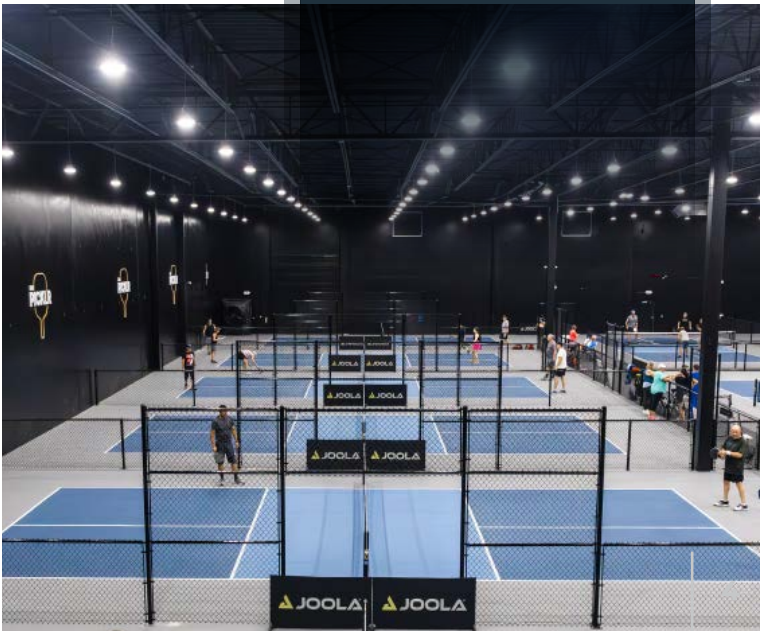
Company Profile

Inc. 5000 companies meet strict criteria. See our methodology.

No.43

The Picklr

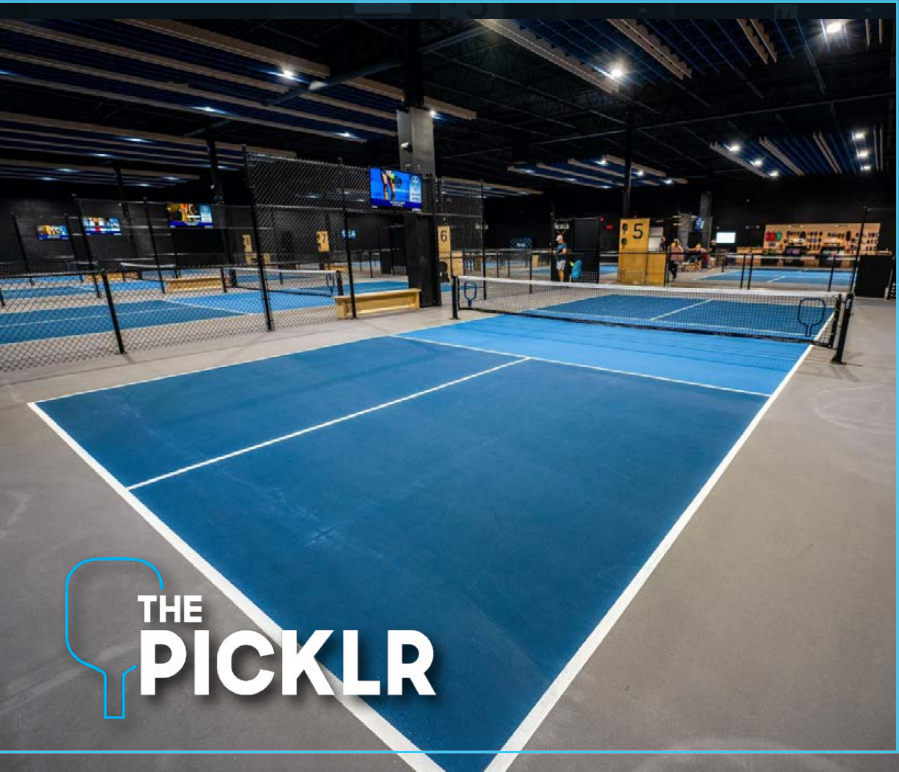
Network of premium indoor pickleball facilities with unparalleled play experience and technology.



IN THE NEWS

The Picklr has taken on an aggressive growth strategy as the sport has seen exponential growth. Pickleball saw a **223% jump** in participation over a three-year span, according to the Sports and Fitness Industry Association, making it the “fastest-growing” sport for several years running.

52	Current Open Locations	300+	Franchises Sold in Just Over 12 Months
32+	States across the U.S.	72	Clubs Planned to Open in 2025



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A RARE INVESTMENT OPPORTUNITY

Global Expansion – By early 2025, The Picklr has established a strong presence across **more than 32 U.S. states** and is now accelerating its global expansion. International growth plans include the launch of **20 clubs in Japan** over the next five years, as well as **50 additional locations across Australia and New Zealand**.

Rapid Scale – The Picklr is **the world's fastest growing indoor pickleball franchise** and has shown strong fast growth in franchise sales, signed locations, and club openings. This helps reduce per-unit overhead and supports economies of scale. **Strong branding & partnerships;** alignments with major players in the pickleball ecosystem (Pickleball Inc., Wingfield, etc.), and expanding into international markets, increase credibility and touchpoints for growth.



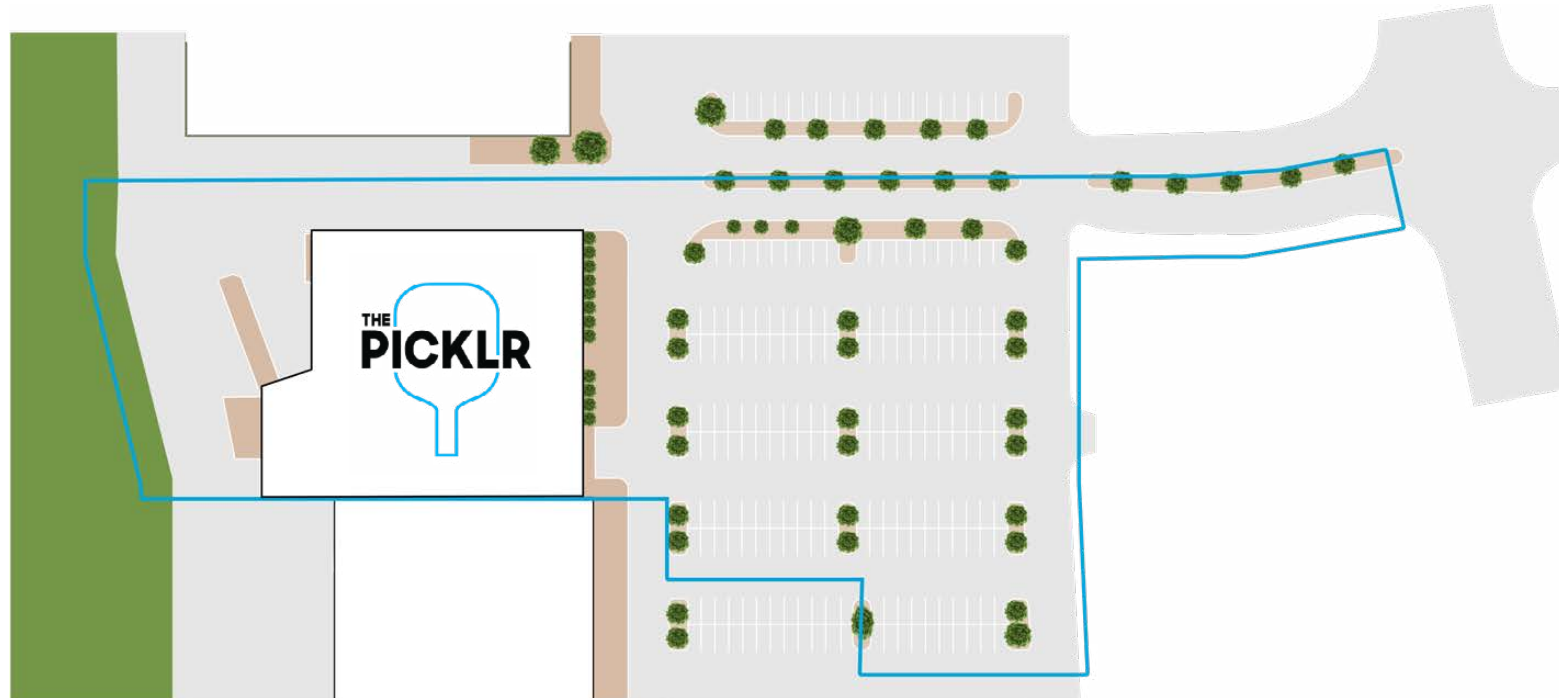
Brand-New
10-YEAR LEASE



World's Fastest Growing
INDOOR PICKLEBALL FRANCHISE

SITE MAP

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33,111 SF GLA

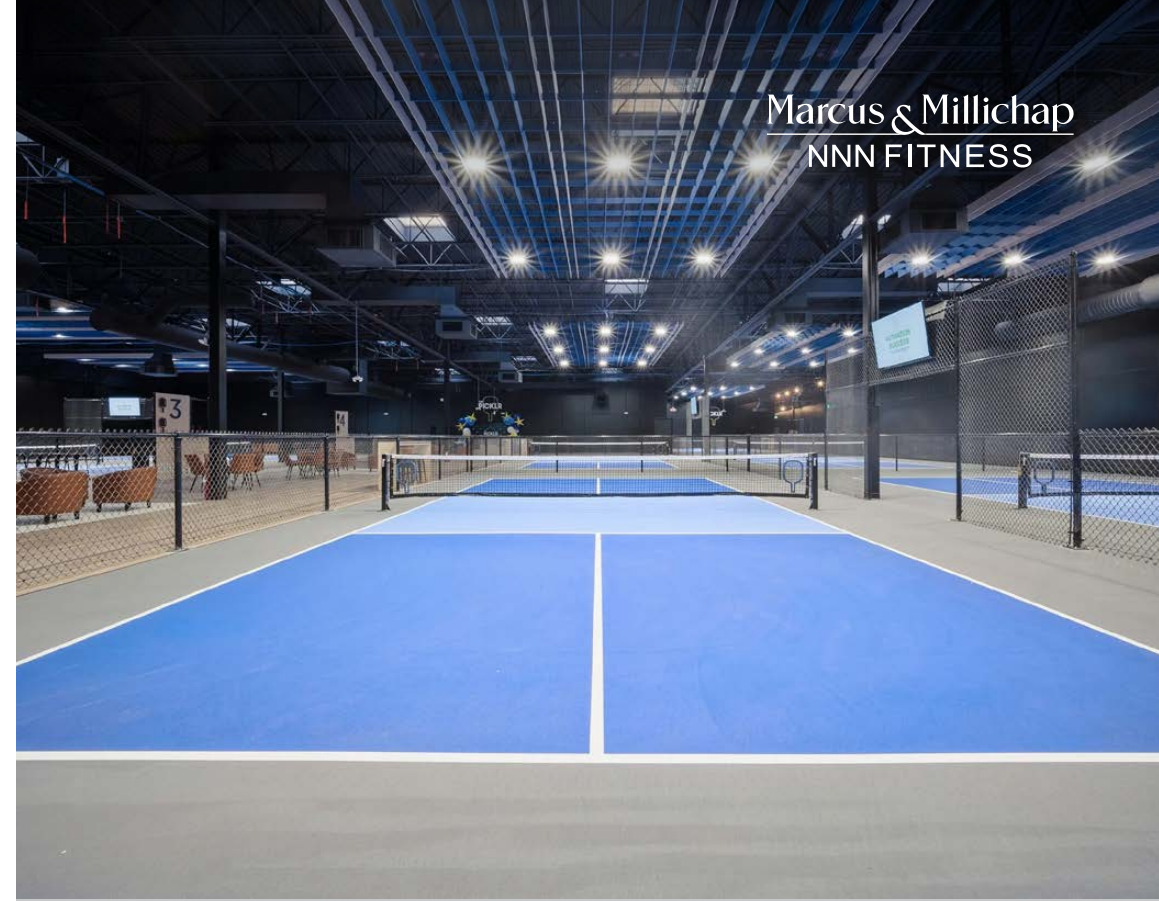
3.74 AC LOT SIZE

2001 / 2025 YEAR BUILT / RENOVATED

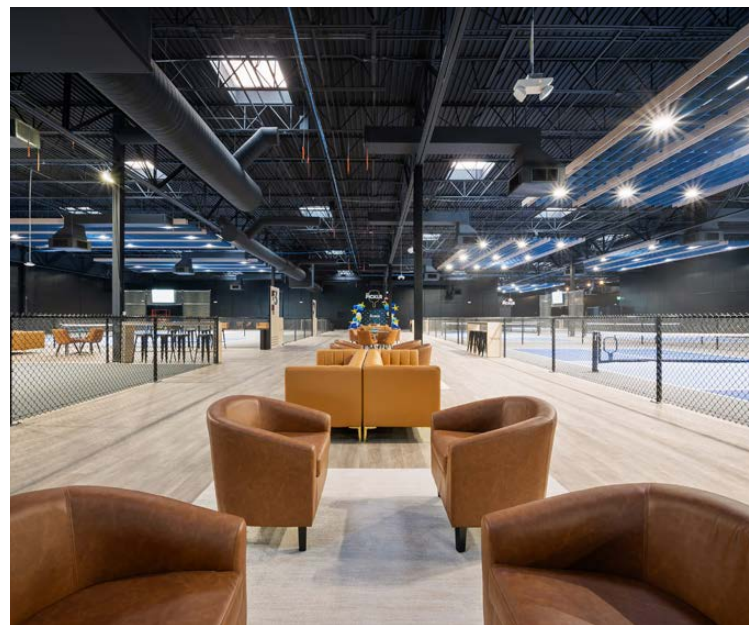
EXTERIOR PHOTOS



REPRESENTATIVE INTERIOR PHOTOS



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REGIONAL MAP

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- NAPERVILLE, IL 4 MILES
- CHICAGO O'HARE INTNL AIRPORT 22 MILES
- CHICAGO, IL 28 MILES

CHICAGO O'HARE INTNL AIRPORT
22 MILES

CHICAGO, IL
28 MILES

NAPERVILLE, IL
4 MILES



STRATEGIC CHICAGO SUBURB

Bolingbrook is a premier southwestern suburb, just 28 miles from downtown Chicago, offering strong demographics and excellent regional connectivity.

THRIVING RETAIL MARKET

Within a 3-mile radius, the area features 3 million square feet of retail, 1.8 million square feet of office space, and over 1,500 multifamily units, attracting consistent consumer traffic.

AFFLUENT AND GROWING COMMUNITY

Home to a mix of established and new developments, Bolingbrook boasts high household incomes, strong population growth, and a diverse, stable residential base.



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	11,533	80,072	202,916
2029 Projection	11,549	79,337	201,015



HOUSEHOLDS			
2024 Households	3,667	25,674	67,946
2029 Projection	3,670	25,439	67,295



HOUSEHOLD INCOME			
Avg. Household Income	\$139,496	\$150,968	\$141,906
Median Household Income	\$117,966	\$123,777	\$115,001



EDUCATION			
Some College, No Degree	2,325	12,634	34,115
Associate Degree	712	3,570	8,873
Bachelor's Degree	2,422	17,724	41,470
Advanced Degree	1,059	11,054	28,989



EMPLOYMENT			
Civilian Employed	6,640	44,394	109,877
Civilian Unemployed	265	1,611	4,192
U.S. Armed Forces	0	7	55

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